

## The Planning Inspectorate

### HOUSEHOLDER PLANNING APPEAL FORM (Online Version)

**WARNING:** The appeal and essential supporting documents must reach the Inspectorate within the appeal period. If your appeal and essential supporting documents are not received in time, we will not accept the appeal.

**Appeal Reference: APP/T2350/D/15/3017354**

#### A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name

#### B. AGENT DETAILS

Do you have an Agent acting on your behalf? Yes  No

Name

Company/Group Name

#### C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority

LPA reference number

Date of the application

Did the LPA issue a decision? Yes  No

Date of LPA's decision

#### D. APPEAL SITE ADDRESS

Is the address of the affected land the same as the appellant's address? Yes  No

Address

Is the appeal site within a Green Belt? Yes  No

Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site? Yes  No

#### E. DESCRIPTION OF THE DEVELOPMENT

Has the description of the development changed from that stated on the application form?

Yes  No

Please enter details of the proposed development. This should normally be taken from the planning application form.

two storey extension to side. alteration of existing conservatory. alteration of existing garage

Area of floor space of proposed development (in square metres)

42

## F. REASON FOR THE APPEAL

The reason for the appeal is that the LPA has;

1. Refused planning permission.
2. Refused permission to vary a condition(s).
3. Refused prior approval of permitted development rights.

## G. CHOICE OF PROCEDURE

There are three different procedures that the appeal could follow. Please select one.

### 1. Written Representations

(a) Could the Inspector see the relevant parts of the appeal site sufficiently to judge the proposal from public land? Yes  No

(b) Is it essential for the Inspector to enter the site to check measurements or other relevant facts? Yes  No

Please explain.

to enable the whole site to be viewed

### 2. Hearing

### 3. Inquiry

## H. GROUNDS OF APPEAL

The grounds are set out in

Have you made a costs application with this appeal? Yes  No

## I. (part one) SITE OWNERSHIP CERTIFICATES

Which certificate applies?

CERTIFICATE A

I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner of any part of the land to which the appeal relates;

CERTIFICATE B

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner of any part of the land to which the appeal relates, as listed below:

CERTIFICATE C

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D and attach it below.

### I. (part two) AGRICULTURAL HOLDINGS

We need to know whether the appeal site forms part of an agricultural holding.

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding.

(b)(i) The appeal site is, or is part of, an agricultural holding, and the appellant is the sole agricultural tenant.

(b)(ii) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as listed below.

### J. SUPPORTING DOCUMENTS

01. A copy of the application form sent to the LPA.

02. A copy of the LPA's decision notice.

### K. OTHER APPEALS

Have you sent other appeals for this or nearby sites to us which have not yet been decided?  Yes  No

### L. NOW SEND

#### Send a copy to the LPA

Send a copy of the completed appeal form, the personal details form and any supporting documents (including the full grounds of appeal) not previously sent as part of the application to the LPA. If you do not send them a copy of this form and documents, we may not accept your appeal.

To do this by email:

- open and save a copy of your forms
- locating your local planning authority's email address:  
<http://www.planningportal.gov.uk/planning/appeals/online/tutorialshelp/appeal/sendingacopytothecouncil>
- attaching the saved forms including any supporting documents

To send them by post, send them to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA).

When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.

**You may wish to keep a copy of the completed form for your records.**

## M. APPEAL DOCUMENTS

We will not be able to validate the appeal until all the necessary supporting documents are received.

Please remember that all supporting documentation needs to be received by us within the appropriate deadline for the case type. If forwarding the documents by email, please send to **appeals@pins.gsi.gov.uk**. If posting, please enclose the section of the form that lists the supporting documents and send it to PO Box 3035, Bristol, BS1 9AY.

**You will not be sent any further reminders.**

Please ensure that anything you do send by post or email is clearly marked with the reference number.

### The documents listed below were uploaded with this form:

**Relates to Section:** GROUNDS OF APPEAL  
**Document Description:** The grounds of appeal  
**File name:** 1400\_001.pdf  
**File name:** 1395\_001.pdf  
**File name:** 1396\_001.pdf  
**File name:** 1398\_001.pdf  
**File name:** 1399\_001.pdf  
**File name:** Explanation 14.04.15.docx  
**File name:** Temp00533.pdf  
**File name:** Temp00534.pdf  
**File name:** 1083\_001.pdf  
**File name:** 1084\_001.pdf

### The documents listed below were already attached elsewhere with this form:

**Relates to Section:** SUPPORTING DOCUMENTS  
**Document Description:** 01. A copy of the original application form sent to the LPA.  
**File name:** 1395.001

**Relates to Section:** SUPPORTING DOCUMENTS  
**Document Description:** 02. A copy of the LPA's decision notice.  
**File name:** 1398.001

**PLEASE ENSURE THAT A COPY OF THIS SHEET IS ENCLOSED WHEN POSTING THE ABOVE DOCUMENTS TO US**

**Completed by** MR DUNCAN ISHERWOOD

**Date** 14/04/2015 16:30:19

Miss K Gibson  
8 Chatburn Avenue  
Clitheroe  
BB7 2AU

Job No. 4615

Application No. 3/2014/0967

The principal reason for refusal notes:

1. Its proximity to the boundary
2. It would subsume and detract from the parent dwelling
3. Its poor articulation would result in the addition and alterations being afforded a high level of visual dominance in the street scene that would undermine the character and visual amenity of the locality

The proposal is contrary to DMG1 and DMH5 of the Ribble Valley Core Strategy (Adopted Version)

Policy DMG1 is attached and all aspects including design of the proposal adhere to this policy

Policy DMH5 is attached and appears to have no relevance as it relates specifically to residential and curtilage extensions

Documents relating to the submission are attached including:

1. Planning application
2. Existing and proposed plans
3. Location Plan
4. Photographs

It is our view that the small extension and improvement to the conservatory benefit both the balance of the house and its position on site together with a benefit in the appearance of the current PVC conservatory

The design of the two storey extension is sympathetic in size/height and materials to the original house. The proportion of the windows are in keeping with the original and the integration of the tiled hipped roof by ensuring the gutter levels are set lower than the original allowing the valleys and hips to be subservient to the principal house

The effect on the street scene can be seen from the attached photographs which:

1. Show clearly the size of the attached garden is somewhat larger than the extension
2. The adjacent properties e.g. 17, 39-41 have been substantially extended and overwhelm the street scene
3. It is claimed in the delegated report that the visual effect from all view points on Chatburn Avenue will be negative. Trees will be lost, blank elevations introduced etc. These are all subjective and take no account of the retained landscape (no trees will be lost) or the proposed design

It is our view that a very negative approach has been taken to a well proportioned extension (on a simple 20<sup>th</sup> century house) within an existing curtilage.

The NPPF clearly states that there should be a presumption in favour of sustainable development. Every aspect of this proposal is sustainable.

The NPPF also states that in Para 187 Local Planning Authorities should look for solutions not problems and decision taken at every level should seek to approve application for sustainable development where possible. Local Planning Authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

This proposal would if approved allow Miss Gibson to remain in her house with her two children and to employ a full time nanny to look after her children whilst she carries on her demanding full time job.

We request you re-consider this refusal.

Duncan N Isherwood RIBA

13<sup>th</sup> April 2015

## The Planning Inspectorate

### PERSONAL DETAILS FORM (Online Version)

Personal details given in this document will not be publicly available.

**Appeal Reference: APP/T2350/D/15/3017354**

#### APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name

miss kay gibson

Address

8 Chatburn Avenue  
CLITHEROE  
Lancashire  
BB7 2AU

Preferred contact method

Email  Post

#### AGENT DETAILS

Do you have an Agent acting on your behalf?

Yes  No

Name

mr duncan isherwood

Company/Group Name

sunderlandpeacock and associates

Address

Hazelmere  
Pimlico Road  
CLITHEROE  
Lancashire  
BB7 2AG

Phone number

01200 423178

Email

duncan@sunderlandpeacock.com

Preferred contact method

Email  Post

#### CHECK SIGN AND DATE

**(All supporting documents must be received by us within the time limit)**

I confirm that all sections have been fully completed and that the details are correct to the best of my knowledge.

I confirm that I will send a copy of this appeal form and supporting documents (including the full statement of case) to the LPA today.

Signature

mr duncan isherwood

**Date**

14/04/2015 16:30:23

**Name**

mr duncan isherwood

**On behalf of**

miss kay gibson

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 1998. Further information about our Data Protection policy can be found on our website under Privacy Statement.

## **NOW SEND**

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